

To define clear timelines mandated to grant construction permit including all required approvals (pre-construction, during construction, post construction).

**Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai - 32.
Government Directives No.TPS-3215/CR-193/UD-13
Date : 11/07/2017**

Whereas, **Section 45 (5)** of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the said Act) provides maximum time limit to grant or to refuse building permission to the applicant **within 60 days** from the date of receipt of his application.

And whereas, Development Control Regulations (hereinafter referred to as the said DCR) of all Local Authorities / Planning Authorities / Special Planning Authorities (hereinafter referred to as the said Authorities) have already been sanctioned and accordingly building permissions are mandated to be issued **within 60 days** from the receipt of the application by the respective Authorities as per the provisions of respective DCR.

And whereas, the owner or owner through his license surveyor / engineer / architect, as the case may be, shall be required to submit an application to the respective Authorities at various stages of Constructions like Commencement of work, Plinth Checking, Completion Certificate and Occupancy Certificate as per the provisions of respective DCR and the said Authorities have to grant permission or refusal to such proposals according to the provisions of DCR.

And whereas, to avoid the delay and bringing uniformity in the process of according sanction to the Building Permission, Plinth Checking and Completion / Occupancy Certificate, Government of Maharashtra has issued directives under section 154 of the MRTP Act, 1966 vide Government directives no.TPS-1815/CR-216/15/UD-23, date 23/05/2017.

And whereas, under DIPP, Ease of Doing Business Assessment, 2017, the Government of India has mandated **45 days** clear timelines to grant construction permits including all required approvals at the stages of pre-construction, during construction and post construction

Therefore, in view of the above directives dated 23/05/2017 and in view of the Central Government DIPP Reforms - 2017 as well as Ease of Doing Business Assessment, 2017 reforms, Government of Maharashtra hereby issues the following directives under section 154 of the said Act **regarding mandated time limits** for Building Permission / Occupancy Certificate to all Planning Authorities / Special Planning Authorities / New Town Development Authorities.

Directives

01. Considering the maximum mandated time limit as per Section 45 of the said Act, All Local, Planning Authorities, Special Planning Authorities are hereby directed to mandate maximum **45 days** clear time limit to grant construction permits including all required approvals at the stages of pre-construction, during construction and post construction. Out of this, maximum **30 days** shall be for building permission, **7 days** for plinth checking permission and **8 days** for completion cum occupancy certificate. These time limits includes site inspection reports and all NOCs wherever necessary.

02. The head of the respective authority shall decide the procedure at their own level for smooth and speedy implementation of this and also the directives issued on dated 23/05/2017.

This Government Directives of Maharashtra Government is available at the website www.maharashtra.gov.in. Reference no. for this is 201707111541214725. This Directives has been signed digitally.

By order and in the name of the Governor of Maharashtra.

(Sanjay Saoji)
Deputy Secretary,
Government of Maharashtra

Copy for information:-

- 1) Secretary to Hon'ble Chief Minister, Mantralaya, Mumbai.
- 2) Personal Secretary to Hon'ble State Minister (UD), Mantralaya, Mumbai.
- 3) Principal Secretary (UD-1), Mantralaya, Mumbai.
- 4) Director, Town Planning, Maharashtra State, Pune.
To publish these Directives on the web site of Directorate, Town Planning
www.dtp.maharashtra.gov.in.
- 5) Director and Joint Secretary (Town Planning), Urban Development Department,
Mantralaya, Mumbai.

Copy for information and necessary action:-

- 1) Commissioners, All Municipal Corporations.
- 2) Chief Planner, Maharashtra Industrial Development Corporation, Mumbai.
- 3) Chief Executive Officers, All Planning Authorities / Special Planning Authorities.
- 4) Chief Officers, All Municipal Councils / Nagar Panchayats.
- 5) Joint Director, Town Planning, Implementation Wing / Valuation / Pune / Konkan /
Nashik / Nagpur / Aurangabad / Amaravati Division.
- 6) Assistant Director, Town Planning / Town Planner, All Branch Offices, Town Planning
Department.
- 7) Desk Officer (UD-29), Urban Development Department, Mantralaya, Mumbai - to
publish these Directives on Government website.
- 8) Desk Officer, Information and Technology Department, Mantralaya, Mumbai.
- 9) Under Secretary, UD-11 / UD-30.
- 10) Desk Officer, UD-9 / UD-12.
- 11) Select File (UD-13)
